



EXHIBIT A

Application for Boundary Line Adjustment

VERMONT

APPLICANT: ARTHUR D. TRAYLOR

MAILING ADDRESS: 286 Eddy Rd. Chester VT 05143

PHONE: 978-870-2429 EMAIL: tray1634@hotmail.com

PROPERTY LOCATION: Same

NUMBER OF LOTS TO BE AFFECTED BY BOUNDARY LINE ADJUSTMENT: 2

NAME AND MAILING ADDRESS OF ADDITIONAL PROPERTY OWNERS AFFECTED:
ZULLO - 66 Eddy Rd. Chester VT 05143

ACREAGE OF EACH LOT BEFORE AND AFTER ADJUSTMENT:

TRAYLOR - 20.4 + 2.57 = 22.97 Acre
ZULLO - 10.0 - 2.57 = 7.43 Acre

This application shall be submitted to the Zoning Administrator with the following:

- A fee of \$200 payable to the Town of Chester.
- A short narrative describing the subdivision
- Authorization of applicant's representative (if appropriate).
- 7 copies of a plot plan by a licensed surveyor containing the required information under Article 4.12.F (Required Submissions) and Article 4.13 (Boundary Line Adjustments) of the Chester Unified Development Bylaws.
- A PDF of the plot plan.

A hearing before the Development Review Board will not be scheduled until the Zoning Administrator deems the application to be complete.

The undersigned authorizes the Zoning Administrator access, at reasonable times, to the property covered by this application, for the purposes of reviewing the application and ascertaining compliance with any permit issued.

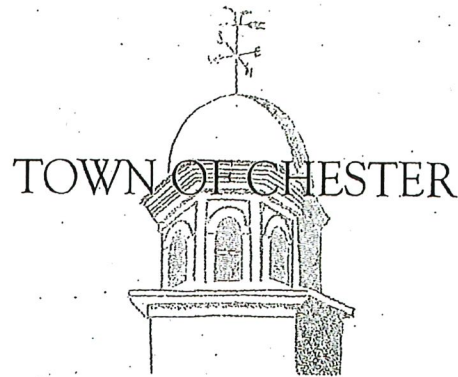
APPLICANT SIGNATURE: Arthur D. Traylor DATE: 8/24/2023

****TO BE COMPLETED BY THE ZONING ADMINISTRATOR****

PARCEL MAP #: <u>09-01-32.100</u> <u>32-20-23</u>	ZONING DISTRICT: <u>R120</u>	FEE: <u>\$200</u>	DRB CASE #: <u>598</u>
APPLICATION DEEMED COMPLETE: <u>P. Brzostow</u> Zoning Administrator		DATE: <u>8/24/23</u>	

THIS IS NOT A PERMIT. A PERMIT, IF GRANTED, WILL BE ISSUED SEPARATELY

EXHIBIT B



PLANNING & ZONING
556 Elm Street
P.O. Box 370
Chester, VT 05143

(802) 875-2173 office
(802) 875-2237 fax
zoning@chestervt.gov
www.chestervt.gov

TOWN OF CHESTER NOTICE OF HEARING FOR BOUNDARY LINE ADJUSTMENT

Arthur Traylor has applied for a Boundary Line Adjustment for a property located at 286 Eddy Road in the Town of Chester. The proposed Boundary Line Adjustment will annex and merge a 2.57-acre portion of land owned by Alexandra Zullo with the existing 20.4-acre parcel owned by Arthur Traylor. No new parcel will be created.

The Town of Chester Development Review Board will meet at the intersection of Potash Brook Road and Eddy Road at 6:30 PM on Monday, September 25, 2023, to conduct a site visit, and will hold a hearing on this application at 7:00 PM on Monday, September 25, 2023, at the Chester Town Hall at 556 Elm Street in Chester. A copy of the application and additional information may be obtained from the Zoning Administrator. Participation in this hearing in person, via Zoom videoconference, or in writing is a prerequisite to the right to take any subsequent appeal.

A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at www.chestervt.gov.

Dated at Chester, Vermont this 31st day of August 2023.

Preston Bristow
Zoning Administrator
(802) 875-2173
zoning@chestervt.gov



100 foot Abutters List Report

Chester, VT
September 18, 2023

Mailed 9-11-23



Subject Property:

Parcel Number: 322023
CAMA Number: 322023
Property Address: 66 EDDY ROAD

Mailing Address: ZULLO, ALEXANDRA
66 EDDY ROAD
CHESTER, VT 05143

Abutters:

Parcel Number: 090132
CAMA Number: 090132
Property Address: 306 EDDY ROAD

Mailing Address: SEMONES, LARRY R & MARY B 1/2INT &
EDDY, NANCY C 1/2INT
306 EDDY ROAD
CHESTER, VT 05143

Parcel Number: 090132100
CAMA Number: 090132100
Property Address: 286 EDDY ROAD

Mailing Address: TRAYLOR, ARTHUR D
286 EDDY ROAD
CHESTER, VT 05143

Parcel Number: 322018
CAMA Number: 322018
Property Address: 438 POTASH BROOK ROAD

Mailing Address: PERRY, THOMAS & KAREN
135 GRANADA STREET
HOLLY HILL, FL 32117-1763

Parcel Number: 322019
CAMA Number: 322019
Property Address: 306 POTASH BROOK ROAD

Mailing Address: RYAN, SCOTT M AEBLY-RYAN, MARY
KAY
12 PARK DRIVE
OSSINING, NY 10562

Parcel Number: 322020
CAMA Number: 322020980
Property Address: 246 POTASH BROOK ROAD

Mailing Address: TORNQUIST, JAMES B LIFE ESTATE
246 POTASH BROOK ROAD
CHESTER, VT 05143

Parcel Number: 322021
CAMA Number: 322021
Property Address: 265 POTASH BROOK ROAD

Mailing Address: COLLINS LIFE ESTATE, JAMES H &
GLADYS M
265 POTASH BROOK ROAD
CHESTER, VT 05143

Parcel Number: 322022
CAMA Number: 322022
Property Address: 151 EDDY ROAD

Mailing Address: H B Q ENTERPRISES INC C/O PETE
BRADY
10 POND VIEW DRIVE
EAST SANDWICH, MA 02537

Parcel Number: 322024
CAMA Number: 322024
Property Address: 0 POTASH BROOK ROAD

Mailing Address: MCAULIFFE, WILLIAM D
97 TURNER TRAIL
PUTNEY, VT 05346

Parcel Number: 362008
CAMA Number: 362008
Property Address: 462 ADAMS ROAD

Mailing Address: ADAMS, DOUGLAS & MARY
462 ADAMS ROAD
CHESTER, VT 05143



www.cai-tech.com

EXHIBIT E

Arthur D Traylor
286 Eddy Road
Chester VT 05143

To - Preston Bristow Town Planning and Zoning Administrator

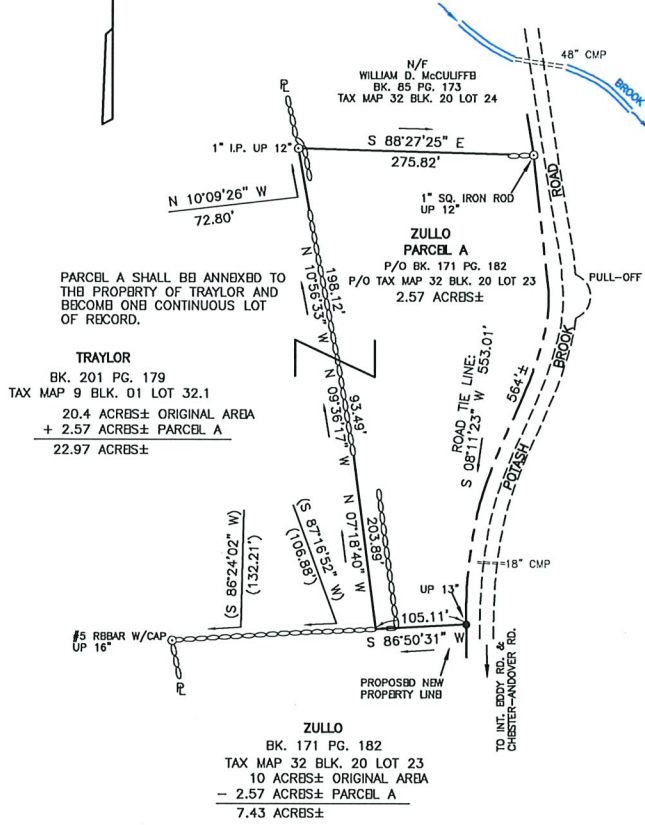
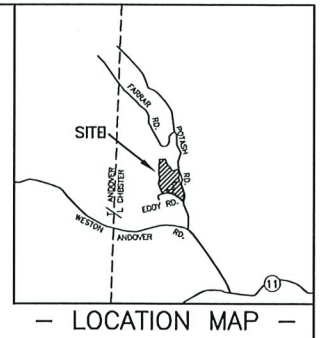
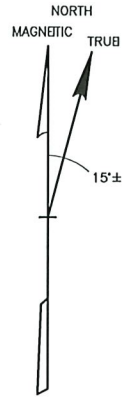
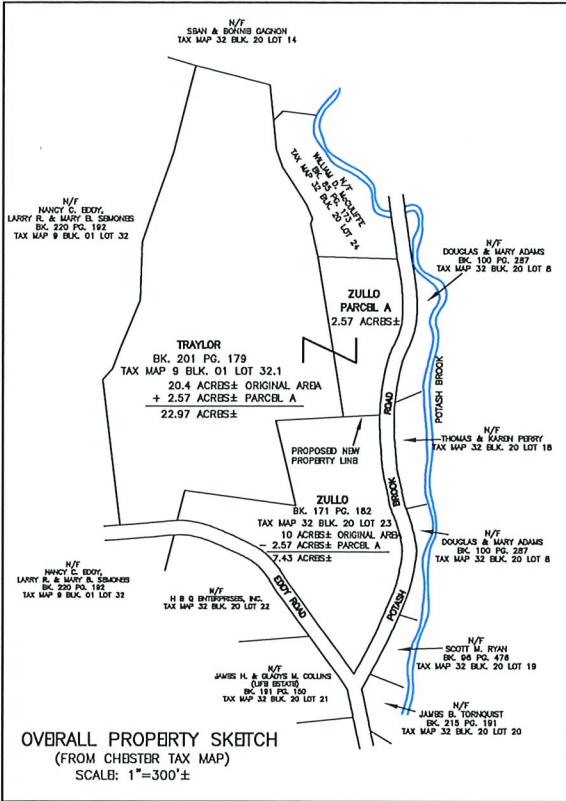
Town of Chester Development Review Board

The Intent with the Boundary Line Adjustment Application is to preserve the Natural environment surrounding my house for future generations of my family. After learning that the neighbors were thinking of parting with this portion of their property, I decided to pursue adding it to my existing property.

Arthur D Traylor

9/19/2023

EXHIBIT F



- LEGEND —
- EXISTING IRON PIN OR PIPE
 - IRON PIN SET (#5 REBAR W/CAP)
 - STONE WALL
 - HIGHWAY R.O.W. LIMITS
 - N/F NOW OR FORMERLY
 - BK. 201 PG. 179 LAND RECORDS REFERENCE
 - P/O PROPERTY LINE PART OF

THESE PROPERTIES ARE ZONED RESIDENTIAL (R120) WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS

MIN. LOT SIZE:	3 ACRES
MIN. LOT FRONTAGE:	200'
FRONT SETBACK:	50'
SIDE SETBACK:	50'
REAR SETBACK:	50'
MAX. LOT COVERAGE:	10%
MAX. BLDG. HEIGHT:	35'

APPROVED BY THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF CHESTER, VERMONT AS PER FINDINGS-OF-FACT, DATED _____ DAY OF _____, 20__ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID FINDINGS. SIGNED THIS _____ DAY OF _____, 20__ BY _____

_____, DEVELOPMENT REVIEW BOARD

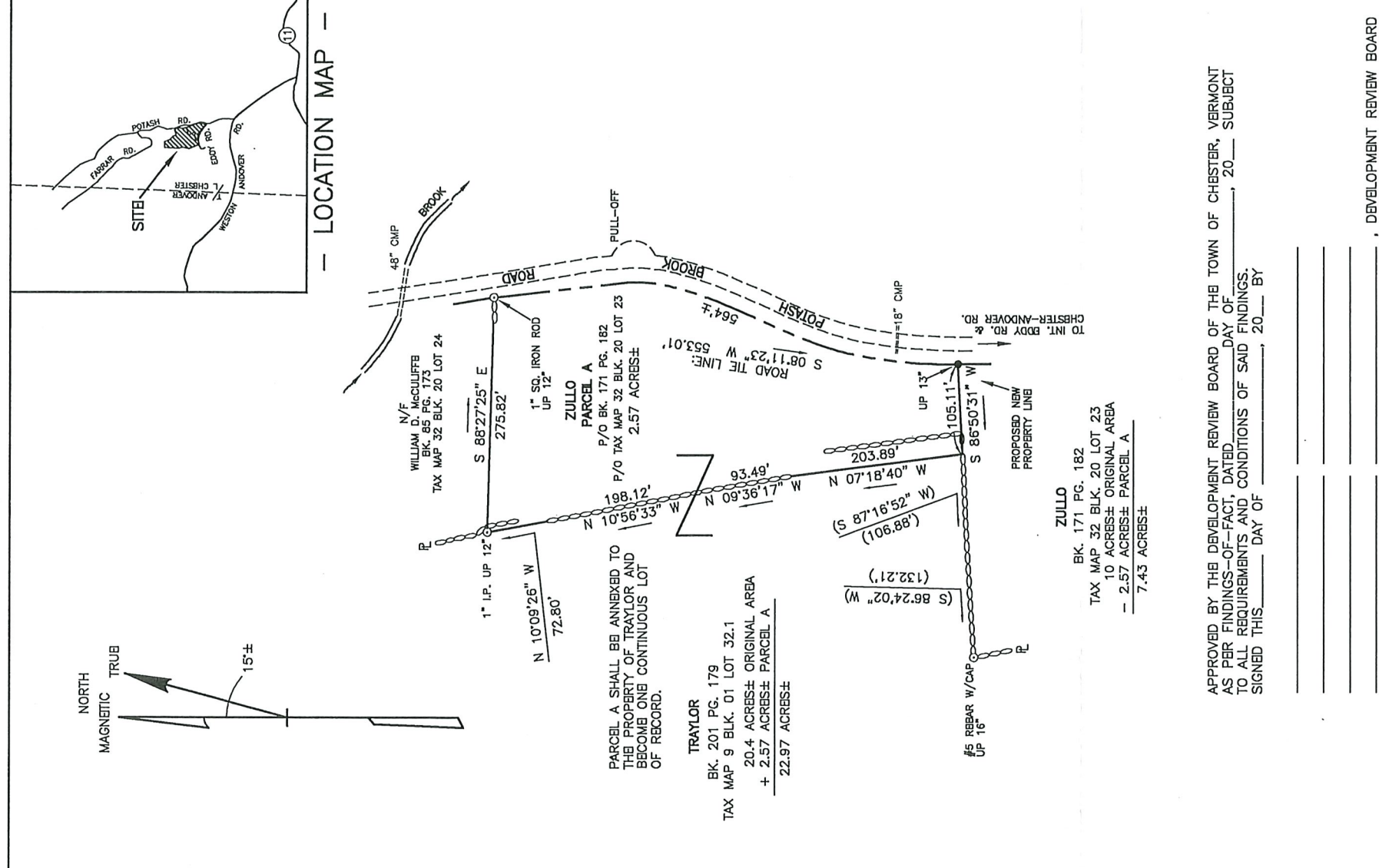
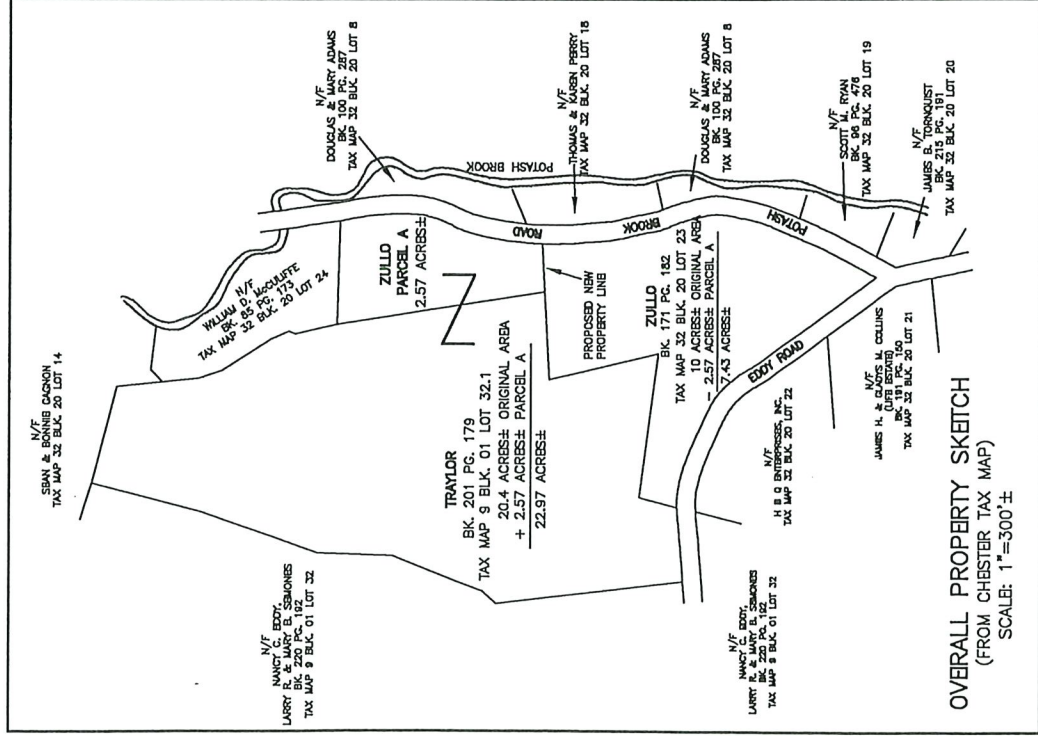
- NOTES—
- BOUNDARIES BASED ON DEEDS OF RECORD, MONUMENTATION FOUND AND A SURVEY PLAN ENTITLED: "SUBDIVISION PLAN LAND OF EDDY ET AL, EDDY RD., CHESTER, VT.," DATED 6/20/2007, REV. DATE 8/7/2007, PREPARED BY C.L. COLLINGWOOD, L.L.S.
 - BEARINGS ARE IN RELATION TO THE MAGNETIC BEARINGS SHOWN ON THE PLAN REFERENCED IN NOTE 1.
 - SURVEY COMPLETED BY A CLOSED AND ADJUSTED TOTAL STATION TRAVERSE.
 - AFTER APPROVAL AND ANNEXATION THE TRAYLOR PROPERTY WILL TOTAL 22.97 ACRES± AND THE ZULLO PROPERTY WILL TOTAL 7.43 ACRES±.



I CERTIFY THIS PLAN TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AS NOTED.

VT. L.L.S. NO. 623

DBS SURVEYS, INC. 39 MAPLE STREET NORTH SPRINGFIELD VERMONT 05150-9749 802-886-2369	PLAN SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES OF ARTHUR D. TRAYLOR 286 EDDY ROAD AND ALEXANDRA ZULLO 66 EDDY ROAD POTASH BROOK ROAD & EDDY ROAD	
	CHESTER, VERMONT	DATE: 8/10/2023
	SURVEY CHIEF: D.B.S.	DRAWN BY: J.W.C.
	CHECKED BY: D.B.S.	DWG. NO. 23-1380



- NOTES-**
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